

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Richmond Division

In Re:	)	
	)	
KEVIN SMITH THURSTON	)	Case No. 22-33236-KRH
	)	
Debtor	)	Chapter 13
-----	)	-----

**ORDER GRANTING RELIEF FROM STAY**

Upon consideration of the motion of GT remodeling llc; it is ORDERED:

1. The automatic stay imposed by 11 U.S.C. §362 is modified to permit the Movant and its successors and assigns to take such action under state law as may be necessary to obtain possession of the following real estate titled in the name of the Movant:

ALL that certain lot, piece or parcel of land together with improvements thereon and appurtenances thereto belonging in Hanover County, Virginia, known, numbered and designated as Lot 22, Bock A, Section C, Brandy Creek Estates, as shown on plat thereon made by Robert G. Remner, Jr, Civil Engineer, dated July 29, 1970, a copy of which is recorded in Deed book 307, page 203, in the Clerk's Office, Circuit Court, Hanover County, Virginia.

Such real estate is commonly known as 6478 Lark Way, Mechanicsville, VA 23111.

2. The Movant agreed not to evict the Debtor from the 6478 Lark Way residence before January 5, 2023, regardless of the status of any state law action seeking the remedy of eviction.

3. The Bankruptcy Court retains jurisdiction to determine the fair market rental for the 6478 Lark Way property and other sums as may be due or which may become due to the Movant under state law in the pending Chapter 13 case. The Court encourages the parties to seek a consensual rental rate.

4. Except as expressly provided herein the automatic stay remains in effect. Under Fed. R. Bankr. P. 4001(a)(3) this Order is not stayed and shall be effective upon entry.

Date: Jan 13 2023

/s/ Kevin R Huennekens

U.S. Bankruptcy Judge

Entered on Docket: Jan 17 2023

I ask for this:

/s/ W. R. Baldwin, III  
W. R. Baldwin, III (VSB #16988)  
Meyer Baldwin Long & Moore LLP  
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VSB #16988  
Voice: (804) 285-3888  
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Seen and objected to:

/s/ Brett Alexander Zwerdling, VSB #39569 (by W. R. Baldwin, III based on emailed permission from Brett Alexander Zwerdling)  
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Local Rule 9022-1 Certification

The foregoing Order was endorsed by and/or served upon all necessary parties pursuant to Local Rule 9022-1(C)

/s/ W. R. Baldwin, III  
Proponent

Copies via ECF to:

Counsel for Movant  
Counsel for Debtor  
Suzanne E. Wade, Chapter 13 Trustee c/o

Mailed copy to: Kevin Smith Thurston, Debtor, 6478 Lark Way, Mechanicsville, VA 23111